The natural order of numbering is to be restored to the rates of buildings, calling the *largest* first rates, and so on downwards.

The official referees are prohibited from following private practice as surveyors.

I. The unobjectionable alterations are as follows:—

N. B. The alterations only are mentioned, so that it will be necessary to refer to the Bill itself to understand their exact effect.

Clause 10.—Power is given to the official referees to award compensation in *all* cases in which this Act interferes with existing engagements in building-leases.

Clause 17.—A power of forcible entry for examination is added.

Clause 18.—A power to compel appearance to summons is added.

Clause 22.—In this the adjoining owner's power is confined to modification, of which he is to signify his wish within *two months*.

Clause 32.—One month's notice to be given before rebuilding fence-wall, also that if adjoining owner use, he shall pay. Also that official referee may authorize a fence-wall being raised to more than 9 feet to screen any object wished to be shut out.

Clause 38.—One month's notice inserted, and power to extend footings on to adjoining ground added.

Clause 41.—The expense of making good pavement is added. Official referee to determine as to appropriation of surplus.

Clause 42.—Expense of survey added.

Clause 43.—The suggestion of report adopted.

Clause 46.—Owner more clearly defined.

Clause 51.—A new clause, saving the powers of all Commissioners of Sewers.

Clause 53.—The limitation of *size* for dwelling-rooms omitted, provided they are properly ventilated.

Clause 57.—Four days given instead of two for recognizances, and appeal to surveyor to have one month's notice.

Clause 58.—*New clause*—Provision for trial by jury at quarter sessions.

Clause 62.—Power to levy rate for compensation added.

Clause 63.—*New clause*—Gas-works exempted from the operation of the Act as noxious.

Clause 66.—Power to examine qualifications of surveyors, when candidates for districts, by official referees, Institute of British Architects, and Civil Engineers.

Clause 70.—Power given to magistrates to alter existing districts.

Clause 71.—Any surveyor acting before having made declaration, made liable to penalty.

Clause 77.—Notice to be from *builder, owner or occupier*.

Clause 84.—Revocation of power of official referee not to affect their awards.

Clause 85.—Power to official referee to take evidence on oath.

Clause 101.—Power given to justice to compel appearance by warrant.

Clause 109.—Exempting tenants-at-will, and directing services of notices to go on from party to party upwards.

Clause 114.—Power for official referees to give consent when legal incapacity prevents the proper persons from so doing.

Schedule B.—Structures underground are omitted.

The buildings of British Museum and St. Katherine Dock added.

Schedule C, Page 69.—*Rules for ascertaining height* are made to apply to buildings having no ceiling or tie-beam.

Rules for ascertaining stories.—"9 inches above footings" is inserted instead of "top of footings as the place to measure from."

Part 2, Page 70.—The suggestion as to order—calling the largest buildings *first rates*, and so on downwards—adopted.

The largest rate is called *extra first rate*, and the rates defined as follows:—

	In reference to area.	In reference to height.
Extra 1st rate,	above 14 squares,	above 85 ft. high.
1st rate	10 to 14 ,,	.. 70 to 85 ft. ,,
2nd rate.....	6 to 10 ,,	.. 52 to 70 ft. ,,
3rd rate.....	4 to 6 ,,	.. 38 to 52 ft. ,,
4th rate.....	4 and under	.. 38 and under.

The alteration of stories, calling basement first story, abandoned. The thicknesses of walls regulated by distance from topmost floor downwards. This will have the advantage of throwing out the thicker portions of walls in lower buildings.

In this part of the schedule there is an abandonment of the clause, throwing the larger rates into special supervision, so that all buildings in this class will be subject to district surveyors only.

Part 3, Page 71.—The superior area of warehouse class abandoned as a rule, and the *height of walls* only regarded in rating.

1st rate	66 feet and above in height.
2nd rate....	44 to 66 feet ,,
3rd rate	22 to 44 feet ,,
4th rate	22 and under ,,

Part 4, Page 72.—*Warehouses.*—The stipulations as to stables altogether out. Warehouses are limited to 35 squares, unless they have party-walls or fire-proof portions.

Part 5, Page 72—Is only such an alteration as to make this clause effective, after the revocation of the latter portion of schedule C, part 2.

Part 6, Page 73.—Altogether new; prescribing that stone staircases in dwellings shall be upheld by incombustible supports, and providing that all staircases and passages, &c. for public buildings shall be fire-proof.

Insulated Buildings—Page 73.—The *party-walls* only kept in.

Schedule D, Part 1—Page 74.—The rules as to footings made more general and clear.

Enclosing Walls.—A new feature providing a power to modify the provisions of the Act in cases in which rooms of unusually large dimensions may occur in buildings of the first or second class.

Part 2—*External Walls.*—The provision as to wood not being allowed within 4 inches of centre of party-wall made more specific, and the use of wood for lintels virtually prohibited.

Parapets.—A new clause defining thickness of parapets; in effect same as old schedule, and rendered necessary by the rule of measurement being now made to begin at the *ceiling of the topmost floor*.

External Walls—Party Walls.—The clause recommended in our report adopted almost verbatim.

Part 3—*Site of Walls.*—The site is proportioned to the requirements of each side justly; and the recommendation of our report as to providing for payment *for wall itself* adopted.

Construction and Materials.—This clause is so altered as to further secure the centre of party-wall from being approached within 4 inches by any timber of any kind.

Schedule E.—*Projections.*—Official referee may allow them of any materials.

Wooden Sign-boards.—Sign-boards must not be fixed with the top more than 18 feet from the ground.

Timber or Wood-work.—No timber to be laid within 18 inches at least from surface of hearth.

A clause to provide for pargetting outside of flues, and preventing wood-work from being fixed until this is done.

Slabs and Hearths.—Any incombustible material now allowed, but 9 *inches* required solid under hearth.

Backs.—The thickness of backs to go 12 inches above head of mantel.

Close Fires.—To be 18 inches off wall instead of 24 inches.

Chimney Shafts must not be more than 8 feet high, unless bonded into second flue, or of extra thickness.

Schedule H.—Drains 50 feet instead of 30 feet. Cesspools omitted, and best outlet that can be obtained substituted.

Schedule I.—Width of alleys prescribed for those hereafter to be formed only.

The minimum width of streets increased from 30 to 40 feet, and if houses are higher, then the width of street must be the same as the height of houses.

Alleys to be 20 feet wide, and if houses higher, the width to be the same as height of houses.

Schedule L.—Fees moderated; an additional fee payable for every 35 squares of warehouse, and a fee for every separately rated building.

Fees for Special Services not enumerated, but limited to a maximum of 2*l*.

II. The clauses which, in the opinion of your committee, require alteration—are clauses 14, 15, 16, 21, 54, 55, 96, 97, 103; schedule C—parts 4 and 7; schedule D—parts 1 and 3; and schedules F and K.

Schedule B.—It appears that special supervision is here made to apply in some cases unnecessarily, viz. to the construction of an area wall to a common dwelling-house, or the retaining wall of, or the construction of a small bridge, and it seems hardly right that the Bank of England, and similar important establishments, with the advantages they are sure to possess of first-rate professional advice, should be restrained from making small alterations, without the trouble of first submitting drawings, &c. to official referees.

Clause 14.—This clause remains as in the old Act, and the same objections apply. The builder is compelled to cut away work, to enable the surveyor to examine whether the provisions of the Act have been carried out, but he has no power to compel the attendance of the surveyor, and is without remedy, if the expense and inconvenience attending this examination should have been incurred ignorantly or wantonly; and although the official referees are to award by whom the costs shall be borne, yet as the surveyor will be acting in the capacity of a public officer, enforcing the provisions of a public act, while the owner will be only protecting his private interests, it will be difficult to make out such a case as would shield an injured party, unless the provisions of the Act itself are of such a character as to impose control; your committee, therefore, recommend that in case of the examination proving that the Act has been regarded, the cost of the examination should be borne by the party ordering it.

Clauses 15, 16.—These clauses have two alterations in them,—one to declare that the official referee shall give his certificate within fourteen days, *if he is satisfied*, and another empowering the magistrates awarding penalties, to take into consideration the amount of risk run by the use of an uncertified building, and also the profit involved; the minimum of 5*l*. is struck out, so that a lower penalty may be awarded.

Your committee are still of opinion, that the lapse of time should give power of use, and that the official referee should be obliged to intimate his objection within a given period; this might be effected by making it his duty either to give his certificate of satisfaction, or to intimate that he is not satisfied within fourteen days, *or if not, the building to be understood to be certified*—as in cases of buildings of public resort, heavy losses might accrue from delay.

Clause 21.—In notices for survey and condemnation of defective party-walls, "four months" is now substituted for "six;" but this is objectionable; three months have been found practically sufficient, and the loss of an additional month is a heavy penalty, particularly as building operations are not usually begun until the spring, and four months are too large a portion of the working year; your committee, therefore, reiterate their recommendation that *three months* should be the period.*

Clauses 54, 55.—Your committee still think, that it will be oppressive to prevent the erection of buildings within 50 feet of objectionable trades, as the effect would be to annihilate for twenty years 100 feet, i. e. 50 feet on each side of all butchers' shops, where sheep are killed in new streets, and the same as to any of the proscribed trades; and although the alteration made in this and the preceding clause, giving power to re-erect buildings accidentally destroyed, is, as far as it goes, an improvement, still it appears far better to determine that certain trades shall not be carried on within the limits of the Act, if the requirements of public health point out the expediency of such a course, than to put it in the power of individuals to inflict such injury on their neighbours as would result from establishing any one of these proscribed rules.

Clause 95.—A clerical error occurs here in the amount of contribution for the county of Kent, which is printed thirty for eighty.

Clause 97.—Fees are here provided, but not defined; and the result of passing this clause as it now stands would be to subject the metropolis and its environs to a tax of an indefinite amount; the fees should be made specific.

Clause 103.—*New clause*—Giving power of appeal from decisions of justices to quarter

* [The present Act requires three months' notice, besides the time which may be consumed by ulterior proceedings.—Ed.]